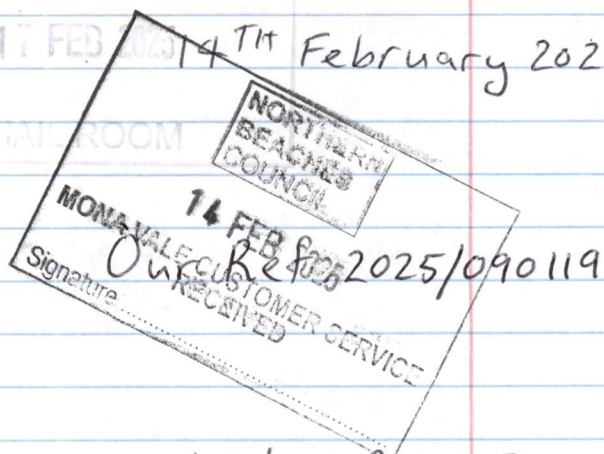


Northern Beaches
Council
Mona Vale Office
1 Park Street Office
NSW 2108
Ph: 1300 434 434

17 FEB 2025 14 TTT February 2025



Attention: Phil Lane

Re: DA2024/1295 - 7 Crane Lodge Place, Palm
- amended plans Beach

After receiving a council letter and a phone call from you. I have been invited to submit an additional submission.

Many of my neighbours and I are against this "Over-Kill", overdevelopment of a small e-zone - environmentally friendly zone as discussed with you.

You mentioned that the plans modify the design of the alterations. My neighbours and I can't see any useful or eco-friendly modifications - It appears to be just a greedy, one-sided overbuild!

Refer to my original submission for protecting the environment and how this greedy overdevelopment will wreck the eco-friendly, spotted gum protected animal, bird & wildlife friendly zone -

That's why we live here - to enjoy and protect it for our families in the future!

- These "new-comers", to the area only care about over-development and self interest and business interests that don't help the environment - only Air-BNB and more disconnected people to the community with lots of traffic, noise, pollution and no community spirit and/or friendly neighbours!
- These developments will wreck Crane Lodge Place.

I will put into point form what my neighbours and I object to :-

1/ This over-development needs to be toned-down to fit into eco-friendly zone.

2/ This development involves 3 dwellings that cater for Air BNB not family-friendly, eco-friendly living.

3/ A separate business office caters for Air BNB and extension of business interests not suitable for this eco-friendly zone

4/ A separate Painting/Art room caters for business again & extension of such business - Not suitable for ZONING.

5/ The new Lift caters for Air BNB & business / office movements of stock etc no eco-friendly

6/ There are huge problems with parking and turning and business and trade and service trucks on the private road of Crane Lodge Place as it is! With this business office being built close to the right of way

will cause more noise, less parking and less turning opportunities and will create one big noisy mess!!! Only yesterday an Emergency Ambulance could not get up the private road and residents were told to wait, which caused a back-up of traffic at the busiest time of the day. - With this new over-development and new office being built close to the right of way - It's going to cause a "nightmare" of a "bottle-neck" - Cars and people and animals won't be able to get in and out of Crane Lodge Place. Fire trucks, trades and other water and electricity workers cannot get up the road as it is!!! Even Australia Post has trouble!!!

7 The new lift is obviously for the new office/business and Air BNB clients - It will also cause noise from the train-like noise that echoes from these machines. Our houses are tucked up in the hill and any noises bounce back louder, especially at night - The noise will disturb people, birds and animals. Just like what happens at No. 10 Crane Lodge which is a big Air BNB and people and stock and supplies move up and down the lift day and night to cater for the large Air BNB operating from there. Like No 7 they said they just want a nice little family home and it wasn't - It was always planned to be a money-making Air BNB business - with all the bright led-lights, cars parking and people & lift noise - all day and night. Which is what No. 7 is planning

8/ The new 3 dwellings planned for No. 7 also include an Art/painting studio - once again for business purposes because all of their family has grown up, so what else is it for? but business - "over-kill" against the eco-friendly zoning!

9/ I fear what trees, especially the Spotted gums, which are a protected species are going to be impacted, culled or chopped at so much, that they die which has already happened in Crane Lodge Place. The spotted gums provide habitat for birds and animals and they make the beauty of Crane Lodge Place. There are a very well established trees where No. 7 is extending their garage - I fear that these trees will be hacked at for their building greed.
 - Please don't allow these spectacular well-established spotted gum trees be murdered by selfish over-development
 - They already mentioned they are cutting 2 trees near the old building!

10/ Why is No. 7 extending the height of the roof of the garage and why is ~~it~~ it not in line with the flat roof of No. 8 Crane Lodge Place!!! The height of the roof should not be extended, or altered or slanted or peaked as it affects my view of

Carrel Bay and Plitwater. It also affects the view of my other neighbours and it's going to be peaked at 5 degrees which makes it stand out above No. 8's garage which blends into the environment, doesn't stick up as an "eye-sore" against the environment - instead of ~~blowing~~ with it - really poor, "un-eco-friendly" designing.

I do not agree with the extension of height or width of the garage at No. 7's planning.

It's mentioned in the plans of extending the garage right on the boundary. How is this allowed as I have had no consultation with No. 7 about building on the boundary.

Usually when you build on the boundary, you consult with the other person's boundary. As my boundary - handle of service land runs down past No. 7's back of their garage, I should have been consulted!!! - I object to building on my boundary, and I object to the "run-off" ~~off~~ of water and drainage from the new development of No. 7's garage - New guttering and "run off" is mentioned in the plan! Where is the water going to run off to - I object to "run off" of water over my boundary and on my land. I object to building right on the boundary as I need access to my handle of land and boundary - where my services are - water, electricity and cables - I object to excavating on or around my service land & access

No. 11 The extension of the Garage is height and width directly effects my boundary and service access and illegal access to my land - I don't give permission to No. 7. trampling or excavating all over my handle of land. I also don't give permission to excavate or build near well established spotted gums that grow on this land - If their root system is interfered with or the large branches are hacked at plus over flow of excessive run off from No. 7's development of the roof of garage will cause the trees to die!! - A protected and beautifully well established trees!!

I don't except the run-off of water over my land or others to cause land-slide at the back of the garages - Which has happened already at No. 8 with the last heavy rain-fall - it should not be allowed. I don't except builders or No. 7's people to trample over my land to get to their building site - which already happened at No. 10 & No. 8's handles of land - accessing my land without permission - I don't give permission to trespass on or around or over my boundary!!! I don't except them butchering my trees and lopping big branches off to extend their "badly-designed" garage! plans!!! I don't give permission to trample on my service area - handle of land at back of No. 7!!! - No trespassing for any reason!!!

No. 12 I noticed on the new plan for No. 7 there is going to be "excavating and refill" it says - This will cause massive land & soil erosion and land slide and puts risk on the foundations of our properties - The noise, the vibrations and disturbance of "mother earth" and "bed-rock" in an already delicate eco-system - with clay and sandstone bedrock - I fear a landslide - I demand a geo-physical land report to be done on the sight at No. 7 Crane Lodge to see if there are problems disturbing the mother rock that all our houses are built on - not to mention the effects of drilling and excavating very sensitive "hill-side" peninsular land!! that is constantly flooded by rain-fall and increasing atmospheric changes to the hill-side environment!!

No. 13 I dread the day No. 7 starts excavating - I feel the P.T.S.D from it all - Noise, traffic, fighting lack of parking, interruptions to access my own house, and land and parking - One big P.T.S.D nightmare!!! As I've seen it several times before!!! I dread it!!! I need to mention that Crane Lodge Place Private road is not stable and like an old goat track and no footpath. Please be aware that we, ~~and~~ residents have to share the road with cars and pedestrians - Please don't run us over!!

To sum up all the points - I, as a long term resident and my neighbours are sick of being disturbed by new, "over-kill" developments that don't fit into the principles of an eco-friendly living environment. I want to live my days in peace, not constant negotiating new-comers to the area - which included Air BNB business interests that on a daily basis effect and impact my lifestyle and daily life - No. 7, over development will directly impact my daily peaceful living and enjoyment of Crane Lodge Place - If I can't live in peace here - What is it useful for!! This over-development should be toned down to fit in with the natural beauty - not tear it apart!!

Please contact me by
mail or phone
at 9 Crane Lodge
Place Palm Beach 2108
NSW

Ph: [REDACTED]

Yours Faithfully
Jane McMullen
J. McMullen